

Church Street

Coton-in-the-Elms, Swadlincote, DE12 8EZ



Lovely family home in an attractive village location with a large rear garden, three good sized bedrooms and a spacious open-plan dining kitchen.

NO UPWARD CHAIN

£250,000

John German

Situated in the admirable, sought-after village of Coton-in-the-Elms with plenty of access to countryside walks and two popular pubs within the village, together with being well placed for the nearby centres of Lichfield, Tamworth, Ashby-de-la-Zouch and Burton-on-Trent. This superb family home has plenty to offer with a village Primary School within easy walking distance.

On the ground-floor, the entrance porch leads through into the light and spacious dining lounge, having a fire surround providing the focal point and a door leads through, giving access to the stairs, and a further leading to the dining room.

Tiled flooring runs through the dining room and a wide, open arch gives an open-plan feel through to a fitted kitchen, equipped with a range of base and eye-level units with work surfaces over, a window to the side, and space for appliances.

A door leads through to the rear porch/utility, which benefits from additional appliance space, as well as a guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has a useful storage cupboard and doors leading off to three very well-proportioned bedrooms, including the master which enjoys views across the rear gardens and fields lying beyond.

The impressive family bathroom has been refitted with a modern white suite comprising panelled bath with shower and screen over, vanity units with wash basin, WC, built-in storage cupboard, and part-tiled walls.

The property has the benefit of off-road parking, accessed via a shared driveway. There is also an integral single garage with an up-and-over front entrance door. The rear gardens are perfect for family life and for children to enjoy, with a good stretch of lawn. The property is sold with the advantage of no upwards chain!

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

Our Ref: JGA/02122021

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
 1144.28 ft²
 106.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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